026.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,100 / 974,100
					USE VALUE:	974,100 / 974,100
					ASSESSED:	974,100 / 974,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IRVING MASON THOMAS
Owner 2:	
Owner 3:	
Street 1:	68 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NIENHAUS D MICHAEL -
Owner 2:	-
Street 1:	68 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	513,000	5,100	456,000	974,100
Total Card	0.115	513,000	5,100	456,000	974,100
Total Parcel	0.115	513,000	5,100	456,000	974,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.31 /Parcel: 449.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17831

GIS Ref

GIS Ref

Insp Date 07/29/17

!2172!

PREVIOUS ASSESSMENT

Parcel ID 026.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	513,000	5100	5,000.	456,000	974,100		Year end	12/23/2021
2021	104	FV	490,300	5100	5,000.	456,000	951,400		Year End Roll	12/10/2020
2020	104	FV	490,400	5100	5,000.	456,000	951,500	951,500	Year End Roll	12/18/2019
2019	104	FV	369,600	5100	5,000.	484,500	859,200	859,200	Year End Roll	1/3/2019
2018	104	FV	369,600	5100	5,000.	353,400	728,100	728,100	Year End Roll	12/20/2017
2017	104	FV	348,200	4400	5,000.	307,800	660,400	660,400	Year End Roll	1/3/2017
2016	104	FV	348,200	4400	5,000.	262,200	614,800	614,800	Year End	1/4/2016
2015	104	FV	311,600	4400	5,000.	256,500	572,500	572,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:08:22

LAST REV

Date	Time
08/07/17	10:20:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIENHAUS D MICH	68225-218		10/18/2016		728,000	No	No		
	14134-485		11/1/1980		97,000	No	No		Y

USER DEFINED

Prior Id # 1:	17831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2010	1092	Redo Kit	26,850					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/11/2011	Info Fm Prmt	BR	B Rossignol
3/24/2009	Meas/Inspect	372	PATRIOT
3/24/2000	Inspected	276	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13431728
Const Adj.:	0.98980200
Adj $ / SQ:	202.095
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630264
Depreciation:	117229
Depreciated Total:	513034

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

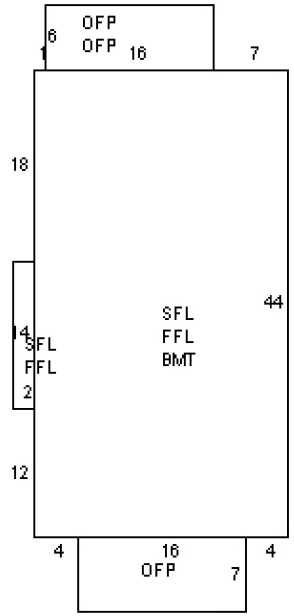
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.09
Special Features:	0	Val/Su Net:	145.41
Final Total:	513000	Val/Su SzAd	236.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	202.090	219,071
SFL	Second Floor	1,084	202.090	219,071
BMT	Basement	1,056	60.630	64,024
OFP	Open Porch	304	21.700	6,598

Net Sketched Area:	3,528			Total:	508,764
Size Ad	2168	Gross Area	3528	FinArea	2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100